Ryden.co.uk 01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

FOR SALE INDUSTRIAL UNIT WITH OFFICES AND DESIGNATED YARD



70 ST CLEMENT STREET ABERDEEN AB11 5BD

Viewing strictly by appointment with the sole letting agents.

Floor Area: 472.49 sq m (5,086 sq ft)

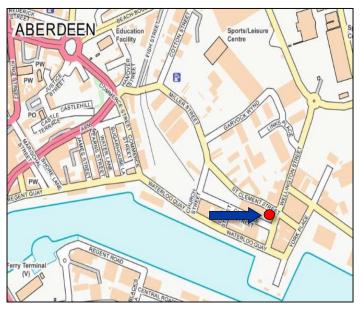
Yard Space: 143.07 sq m (1,540 sq ft) Contact: Daniel Stalker Thomas Codona

Telephone: 01224 588866

Email: daniel.stalker@ryden.co.uk thomas.codona@ryden.co.uk

Edinburgh 0131 225 6612 Glasgow 0141 204 3838

Aberdeen 01224 588866 Leeds 0113 243 6777 London 020 7436 1212 Manchester 0161 249 9778



Location:

The subject is situated within Aberdeen's busy commercial harbour area, on the corner of St Clement Street at the junction with Wellington Street, approximately 0.4 miles from the City Centre.

Nearby occupiers include: Halliburton, DOF Subsea, Gordon McWilliam, G&A Timber, Allied Training Services, M & J Auto Services, Atlantic Offshore Scotland Ltd and Titan Tools. The location is shown on the street plan above.

- . ..

Description: The subject comprises a detached industrial with self contained offices, arranged over ground and first floor level, and workshop/storage facilities.

Office accommodation consists of a mixture of cellular and open plan offices, staff welfare areas and WC facilities. The office provision has a modern specification comprising of carpeted floors, suspended ceilings with strip lighting, double glazed metal framed windows and painted plaster walls.

The workshop benefits from a concrete floor, blockwork walls three phase power, gas blower heating and access to the yard via a roller shutter door. A mezzanine has been constructed within the workshop which provides additional storage space and access to the first floor office accommodation.

Vehicular access to the warehouse is provided via a roller shutter door that is 3.80m in height and 3m in width.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following approximate gross internal areas, are as follows:

Description	Sq m	Sq ft
Workshop (incl. workshop offic-	214.04	2,304
Mezzanine:	87.05	937
Offices:	171.40	1,845
Total:	472.49	5,086
Yard:	143.07	1,540

Rateable Value:

The new draft proposed Rateable of the subjects is $\pounds 39,000$ (formerly $\pounds 44,500$) effective from 1 April 2023. Please note this figure is draft and may be subject to change under the ongoing Rating Revaluation.

For Sale:

Our client is seeking offers in the region of £295,000, exclusive of VAT, for their heritable interest.

VAT:

All prices and other costs are quoted exclusive of VAT.

Energy Performance Certificate (EPC):

The EPC Rating for the building is C.

A copy of the EPC and the Recommendation Report can be provided upon request.

Legal Costs:

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

Viewing & Further Information:

For further information or to arrange a viewing, please contact:

Ryden LLP The Capitol 431 Union Street Aberdeen AB11 6DA

Tel No: 01224 588866

E-mail: daniel.stalker@ryden.co.uk thomas.codona@ryden.co.uk



Additional Photos:

First Floor Meeting Room -

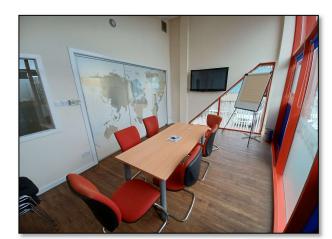
First Floor Office -



Ground Floor Office -



Workshop -



Workshop Office -



Workshop Mezzanine -





Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, no constitute part of, an offer or contract: (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other statisty themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any elevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives or for use and respective of funding.